

**Foxborough Planning Board
Meeting Minutes
September 26, 2013
Boyden Library**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, Shannon McLaughlin, Alternate John Rhoads

Also Present: Sharon Wason

7:00 p.m. Review of old/new business

Correspondence review

CVS exterior alterations

The Board reviewed plans submitted by CVS and forwarded by Building Commissioner Casbarra proposing alterations to the windows on the store. Ms. Wason prepared a memo discussing options A & B. After review of the proposals, the Board did not like either design. Should they wish to proceed, the Board concurs that Design Review Board (DRB) should be involved, especially since the original design was approved by DRB with the support of the neighbors.

A **motion** to require that the alterations to the exterior of the CVS building be reviewed and approved by the Design Review Board was made by Mr. Grieder and seconded by Mr. Bressé. The motion carried 5-0-0.

Planner's Report

Historical Commission – Ms. Wason informed the Board that the meeting with the Commission on Monday went well. She explained since the MGL allows the Historical Commission and Conservation Commission to nominate scenic roads, the Planning Board wanted to make sure they were involved in the policy making and decisions. She explained the Board is looking to update the by-law and include penalties, consider additional roads for designation, do public education, and potentially put up signs. She discussed Cross Street being on Town Meeting warrant after November Special and that a letter and "ballot" was sent to Cross Street residents. They're very supportive and would be interested in seeing the results of Jen Thomas' GIS project as well. Concerning Way Finding, they stated they think the project should be town wide.

APA Tour of London – Ms. Wason stated that she has been asked to participate in an APA study tour to London from June 10 to 13, 2014. There are optional activities on either side of the structured study tour (one a landscape architect event, the other their annual conference) that she is interested in participating as well.

Billboard Advisory Committee – Ms. Wason informed the Board that the Selectmen voted to spend no more than \$20,000 to update the Sign Bylaw. The Town Manager accepted your kind offer for her to help with RFQ, etc. The Billboard Advisory Committee (not the Planning Board) will be the local board that the consultant will work with.

Goals & Objectives

The Board reviewed the Goals & Objectives prepared by Ms. Wason.

Cross Street access driveway

Mr. Weinfeld and Mr. Grieder reported meeting with Kraft Group (KG) representatives to determine if the Board would support the idea of using the access driveway on Cross Street for local residents to access the property during events. They reminded the KG representatives that the access driveway was for emergency use only and would require a town meeting vote to alter the restriction.

7:15 p.m. Action Items

Doug King – Bond for Congdon Circle – “Highlawn Farm” subdivision

Mr. King was present. The Board reviewed a revised estimate prepared by Mr. King’s engineer, Mr. Buckley. Ms. Wason felt that the amount is an adequate bond. Mr. King stated that they will be installing binder paving next week. John Walsh was also present and requested that a line item be included to cover repair to damages to curbing. Mr. King stated that he would rather install the curbing but Mr. Walsh expressed concern that it would hold up the final paving of Lawton Lane adding that he would like to finish the road by the end of next summer. Mr. Weinfeld stated that this is a private matter and they should prepare a letter of agreement to each other.

A **motion** to set the performance guarantee at \$142,651.00 was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

Request for lot release – “Governor’s Meadow” subdivision

The Board read letter from Mr. Mordini requesting the release of lot 12. Ms. Jordan informed the Board that Highway Superintendent Swanson communicated over the phone that the Town will be plowing the subdivision road this winter to ensure the safety of students and bus drivers but has requested that the developer install a street sign for the new road “Van Doorn”. Mr. Grieder suggested voting on the lot release but holding the release until the developer has submitted proof of purchase for the street sign and lot release fee is submitted. The Board concurred.

A **motion** to release lot 12 pending the submission of proof of purchase for the street sign and lot release fee was made by Mr. Grieder and seconded by Mr. Greene. The motion carried 5-0-0.

7:30 p.m. Discussion concerning “Foxboro Sports Center”

Rich Touzos was present along with contractor Charlie Capone. Mr. Touzos explained that he is trying to get the Certificate of Occupancy for the building. He stated that the interior has been finished, but the exterior still needs to be finished. He stated that he wanted to use boulders around the retention pond to keep it natural. Mr. Wason stated that at a site meeting on May 13th, Mr. Mullaney was concerned that boulders may not stop vehicles and requested that guardrails be used. Mr. Touzos showed the location of the guardrail. Ms. Wason stated that Mr. Mullaney is convinced that the boulders are an attractive nuisance that could cause damage to kids.

Mr. Touzos stated that he would like to wait to install the finish coat of pavement next year. Ms. Wason stated that there are no issues with this, but the bond needs to be increased to cover the cost of paving.

Mr. Touzos wanted to discuss the traffic pattern on site. He stated that he would like the lane going from the building to the rear parking lot to be a one-way only lane. The Board agreed that this was a good option which was presented to Mr. Touzos during the public hearing process.

7:45 p.m. Discussion concerning the “Highlawn Farm” subdivision

John Walsh and John Galvani were present. Mr. Walsh stated that they have completed the initial section of road in front of original homes, there may be a couple of bounds missing, vast majority of sidewalk is complete except in front of Mr. King’s lots where it’s only binder coat. Concerning the detention basin, he stated that Mr. Mullaney stopped the work and asked that the basin be dug down, add some gravel and cover with loam. The work was stopped to do the utility work in front of Congdon Circle; the plan is to go back to it next week. He stated that they have met with the Tree Warden and will ask him to review the plans.

The Board discussed the issue of dry wells for roof run off not being installed in the new homes. John Galvani stated that it was obvious that there would be rock in all lots making it hard to install dry wells. The Board has been very fair, but this issue doesn’t make sense. Mr. Rhoads stated that drywells are no practical in rock and must be offset from septic systems. Mr. Buckley’s letter states that the basin can handle the run off. He suggested grading the roof drains to roll onto lawns and onto the open space. He suggested that he visit the lots individually with Mr. Mullaney and look at the lots that can be graded to direct flow onto open space and lawns. He suggested this compromise given the set of circumstances that the Board is dealing with. Mr. Weinfeld agreed. The Board will consider agreeing that the sold homes as of this date, not be required that dry wells be installed unless requested by the homeowner and for the remaining lots, Mr. Rhoads, Mr. Mullaney and the developer would review and consider alternatives. It was noted that Mr. King’s lots may be in Zone III and may be required to have dry wells.

The Board then discussed the issue of a catch basin installed in front of a driveway. Mr. Walsh stated that Mr. Hill was consulted and agreed with the location of the catch basin. Mr. Weinfeld stated that any changes to the plans need to be approved by the Board’s engineer not the DPW director. Mr. Rhoads will review and see what the circumstances are and will report to the Board on this issue. Mr. Buckley stated that there are no regulations prohibiting catch basins in front of a driveway.

8:30 p.m. Update on Downtown Zoning project by Cynthia Wall of MAPC

Ms. Wall distributed copies of the latest revision to the proposed changes. She stated that Agricultural Uses in parcels of more than five acres in area was added as a Permitted Use per the discussion at the August 15th meeting. She stated that “Performance Standards” should be moved to Site Plan Review section, Ms. Wason responded that this will be changed.

Ms. Wall also discussed changes to the “Procedures” section of Article 9.2 Design Review Overlay District. She stated that the change would require the Planning Board to detail the reasons why the Design Review Board’s recommendations were not substantially included in Site Plan Review or Special Permit findings. Ms. Wason stated that there are 3 streets that need to be included in the Design Review Overlay District.

Discussion will continue at the October 10th meeting.

9:20 p.m. Discussion concerning the Board's organization

Ms. McLaughlin tendered her resignation from the Board as her family is relocating out of Town. Mr. Rhoads is willing to serve as a member of the Board. Staff will request a joint meeting with the Board of Selectmen to appoint Mr. Rhoads as a full member.

9:30 p.m. Meeting adjourned

Respectfully submitted,
Gabriela Jordan

Approved by: Kevin Weinfeld Date: 1/23/14